

CITY OF CLARKSTON

ITEM NO: E1

CLARKSTON CITY COUNCIL WORK SESSION

HEARING TYPE:
Council Meeting

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATE: March 1, 2016

SUBJECT: Variance Request at 4250 East Ponce De Leon Avenue, Clarkston, Ga.

DEPARTMENT:
Planning & Development

PUBLIC HEARING: ☒ YES ☐ NO

ATTACHMENT: ☒ YES ☐ NO
Pages: 36

INFORMATION CONTACT:
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PURPOSE:

To consider a variance request for the front setback to be 80', and to locate the detention facility and parking in the designated front half of the lot.

NEED/ IMPACT:

The applicant is planning to build a 5,500 square feet four- sided brick office and retail building at 4250 East Ponce de Leon Avenue, currently at vacant lot consisting of 0.551 acres. The property, which is zoned Town Center (TC), is vacant. The site plan shows that 4250 East Ponce de Leon Avenue is a double frontage lot, having road frontage on both East Ponce de Leon Avenue and Vaughn Street. The site plan also shows that the applicant would like to locate parking in the areas of the lot facing East Ponce de Leon and facing Vaughn Street and proposing to have vehicular access to both East Ponce de Leon and Vaughn Street.

Located on Vaughn Street across from the property is a single family home. The applicant is proposing a 10 feet buffer to screen the proposed parking area that would front on Vaughn Street. There will not be inter-parcel access to and/or with neighboring commercial properties.

Staff met with the applicant (January 21, 2016) per the recommendation of the Planning and Zoning Commission.

RECOMMENDATION(S):

Staff recommends approval of the variance request with the following amended conditions;

1. The applicant must adhere to the parking space requirements of Section 1107(a) and (c) for restaurants and taverns, retail stores, and offices.
2. Storm water from the outlet of the underground detention must be piped via a culvert to the nearest catch basin on Ponce de Leon Avenue to a catch basin. The culvert material recommendations are aluminized or concrete. Any permitting with CSX will be the responsibility of the applicant.

Variance Request-4250 E. Ponce de Leon Avenue.

3. The applicant will construct a granite rubble retaining wall facing Ponce de Leon Avenue.
4. Applicant will install planting soil (12 inches) in the landscape area along the property frontage (Ponce de Leon Avenue) within the granite rubble wall and the city granite landscape area. Planting soil to consist of 50% topsoil and the remaining 50% to consist of 3 parts organic conditioner (i.e. Nature's Helper or equivalent), 1 part sterilized cow manure and commercially available starter fertilizer.
5. The City will install the granite header curb on the east and west ends of the landscape area, and install all plantings in this landscape area in accordance with the sidewalk streetscape plan.
6. The front (Ponce de Leon Avenue) parking lot area will consist of two (2) landscaped islands and the rear lot (Vaughn Street) will consist of one (1) landscaped island as specified on the plans. The City shall approve the tree species before planting in the designated landscaped areas. Root barriers will also be required in accordance with standard landscaping practices.
7. Parking spaces in the front lot facing Ponce de Leon Avenue, will be standard size.
8. Applicant shall install a bench and bicycle parking space per Section 1102 (c) (1) Design Standards.
9. The applicant will keep the current planted buffer in the rear of the lot facing Vaughn Street and include two (2) staggered rows of Leland cypresses, with 10 feet spacing between trees.
10. Applicant will use directional signs to use Ponce de Leon Avenue as the only entrance into the lot and Vaughn Street as the exit to the lot.

ADDITIONAL INFORMATION

During the February 2, 2016 meeting a recommendation was made to TABLE making a decision on the variance request until a few issues were addressed.

During this meeting, Council members requested additional information related to the illegal sewer connection located at 4260 E. Ponce de Leon (Omega Cafe') that affected the subject property. The illegal connection has been dismantled and the business has been closed. A Notice of Violation was issued to disconnect as of Monday, February 8th. This information was forwarded in detail via E-mail on February 4, 2016.

Also, a request was made from members of the City Council to the applicant to submit a comparative analysis of the costs associated with the construction of the Bella Place project with the variance request and without the variance request. Based on the estimate that has been submitted from the architect at Spalding Designs, LLC, the estimated building construction cost based on the submitted site plan would be approximately \$550,000. When adding the cost from the site preparation of \$160,000 to the estimated building construction cost, the **total cost of the project would be \$710,000 with the variance request.**

If the applicant **does not receive the variance request**, and has to move the building up to the sidewalk, there would be a site work cost of \$131, 305, that would be added to the total of \$710,000 for the project **that would increase the total of the project to \$841,305.**

At this time all requested matters from Council to the applicant have been addressed.